

Recipient Name: Ottawa County  
Cooperative Agreement #: 00E01066  
Award Type: County  
Report #16 3rd Quarter, July 1, 2016-September 30, 2016

This is the final report of the grant period.

## 1.0 Community Wide Brownfield Assessment Grant Characterization:

### 1.1 Modification to the Work Plan:

In the Petroleum budget, the following budget amounts were transferred:

\$787.54 from Programmatic Travel to Site Assessment Contractual  
\$1,000 from Programmatic Personnel to Site Inventory Contractual  
\$158.43 from Programmatic Travel to Site Inventory Contractual  
\$57.79 from Community Outreach Supplies to Site Inventory Contractual  
\$228.44 from Site Inventory Travel to Site Inventory Contractual.

### 1.2 Status of Activities During Reporting Period:

Task 1: Eligible Programmatic Expenses and Travel – In July 2016, Ottawa County submitted its fifteenth Quarterly Report to the Environmental Protection Agency (EPA).

Task 2: Community Involvement – No action taken this quarter.

Task 3: Brownfield Inventory and Prioritization – No action taken this quarter.

Task 4: Site Assessments – The following site assessments were conducted this quarter:

Former Waterworks Building & Waterworks Park Property: Work for the VAP for the Waterworks property concluded during this quarter.

Task 5: Cleanup and Redevelopment Planning – Cleanup planning for the Waterworks Park concluded this quarter.

### 1.3 Problems Encountered/Assistance Needed:

No problems were encountered this quarter, and no assistance was needed.

#### 1.4 Deliverable/Work Products -

Former Waterworks and Waterworks Park VAP Phase I ESA-  
September 30, 2016

Former Waterworks and Waterworks Park VAP Phase II ESA-  
September 30, 2016

#### 2.0 Schedule and Budget Status

##### 2.1 Schedule/Percent Completed

You can see specific outputs in the tables below. Approximately 100% of grant funds have been spent in the hazardous substances grant, and approximately 100% of grant funds have been spent in the petroleum grant.

##### 2.2 Funds Expended

You can see exact funds expended in the tables below. Generally, \$199,992.58 has been spent in the hazardous substances grant, and approximately \$199,995.28 has been spent in the petroleum grant.

#### 3.0 Brownfield Program Measures of Success:

Completed projects include: Building 626: Grant funds were used to conduct Phase I ESA, and Phase II ESA at this vacant site in preparation of its purchase by the County. The Phase I ESA and Phase II ESA were not completed because the redevelopment plans changed. Approximately \$9,300 of the grant funds were spent on the project.

Former Sorenson's Products: Grant funds were used to conduct a Phase I and Phase II ESA at this vacant food processing facility. PC Foods purchased the property and moved their operations in to the site following assessment creating two new jobs. In 2015, PC Foods closed and the property was sold and a golf cart/car repair business moved in to the facility creating two new jobs. Approximately \$26,000 of the grant funds were used on this project.

Premium Auto Repair: Grant funds were used to conduct a Phase I ESA for this property where the owner and operator of the business used the property as collateral for a business expansion loan and the lender required a Phase I ESA. Approximately \$4,200 of the grant funds were used on this project.

Carroll Township Elementary School: A Phase I ESA, a Phase II ESA, and a hazardous materials assessment were conducted on this property. The Carroll Township Trustees purchased the vacant school property and moved some of the township offices into the building. A new preschool also moved into the

building, creating five new jobs. Approximately \$41,000 of the grant funds were used on this project.

Erie Ottawa Airport: Environmental assessment was conducted to complete required Federal Aviation Agency (FAA) National Environmental Policy Act (NEPA) forms for this portion of the airport property prior to redevelopment with hangar buildings. The assessment allowed for construction of two much-needed hangars, increasing the airport's business capacity. Approximately \$8,700 of the grant funds were used on this project.

Port Clinton Manufacturing: A Phase I ESA and Phase II ESA with risk assessment were conducted on this manufacturing facility. One of the firm's employees was purchasing the property and business and was going to continue operating the business on the property. This project kept approximately 40 jobs in the County. Approximately \$36,300 of the grant funds were used on this project.

Sugar Creek JEDD: The site eligibility determination was completed and a Phase I ESA was started for this property. At this time, this project has been put on hold. Approximately \$2,000 of the grant funds have been spent on this project.

Former Walmart: A Phase I ESA and a Hazardous Materials Assessment were completed for this vacant retail store. A developer purchased the property at the end of 2015 and is in the process of renovating the building. The developer also sold a portion of the property as a retail outlot. Construction of a bank building on the outlot began in September 2016. The new bank location will create six full-time jobs. This project brought \$1.3 million in capital investment to the community. Approximately \$13,100 of the grant funds were spent on this project.

Former Bank of Elmore: A Phase II ESA was conducted on this property that was occupied by a vacant bank building. The property was sold to a new owner who is leasing out office space in the building to an investment company. Two new full-time jobs were created. Approximately \$17,300 of the grant funds were used on this project.

Hunt's Sohio: A Phase II ESA was conducted on this property in an effort to secure an NFA from the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) for the Village of Elmore. The NFA was issued in January 2016, clearing the way for the Village to acquire the property and convert it to much needed parking space for the business district. The Village acquired a \$30,000 public infrastructure grant from the County's RLF to install drainage and parking lot components on the site. Approximately \$12,000 of the grant funds were used on this project.

315 Lincoln Drive: A Phase I ESA was conducted on this property. A local insurance agent purchases the Property, renovated the building, and moved her business to the Property. This project kept 3 jobs in the County and brought \$300,000 in capital investment. Approximately \$4,400 of the grant funds were used on this project.

Waterworks Park Property: A Voluntary Action Program (VAP) Phase I ESA and a VAP Phase II ESA were conducted on this property. Initially, the City of Port Clinton planned to sell or lease the property to a developer that was going to redevelop the property into a mixed use development with a hotel, retail shops, and condominiums. The City intended to get a Covenant-Not-to-Sue (CNS) for the property through the Ohio EPA's VAP program with the land use being modified residential. Voters passed a referendum prohibiting the City from selling or leasing any city park property unless the sale or lease is approved by voters in a general election. The City then decided that they would still take the property the VAP program in pursuit of a CNS. Three areas require either soil remediation in the form of excavation or mitigation by placement of an engineering barrier in order to meet modified residential standards. Due to the results of the November 2015 general election, the City administration changed. The new administration decided that the City would not take the Property through the VAP program in pursuit of a CNS, but that they wanted the property to meet recreational standards. The VAP Phase I ESA and VAP Phase II ESA were completed in September 2016. Two areas would need to be remediated for the property to meet recreational standards derived from Ohio EPA's residential standards. The City plans to conduct soil remediation in these two areas in 2017. Approximately \$75,000 of the hazardous substances grant and \$125,000 of the petroleum grant were used on this site.

### 3.1 Measures of Success – General Information

The tables below show what has been spent in the two grants: Approximately 99% of funds have been spent between the two grants.

### 3.2 Measures of Success for Assessment Grant Indicators: Please refer to the data in the following tables.

**Hazardous Substances (through September 2016 Invoices)**

<b>Budget Category</b>	<b>Budgeted Amount</b>	<b>Previous Expense</b>	<b>Quarter Expense</b>	<b>Cumulative Expense</b>	<b>Remaining Budget</b>
<b>Task 1 - Programmatic - <i>Personnel</i></b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Task 1 - Programmatic - <i>Travel</i></b>	\$635.54	\$635.54	\$0.00	\$635.54	\$0.00
<b>Task 2 - Community Outreach - <i>Supplies</i></b>	\$145.50	\$145.50	\$0.00	\$145.50	\$0.00
<b>Task 2 - Community Outreach - <i>Contractual</i></b>	\$969.91	\$969.91	\$0.00	\$969.91	\$0.00
<b>Task 3 - Site Inventory - <i>Travel</i></b>	\$300.23	\$300.23	\$0.00	\$300.23	\$0.00
<b>Task 3 - Site Inventory - <i>Contractual</i></b>	\$3,939.33	\$3,786.22	\$145.69	\$3,931.91	\$7.42
<b>Task 4 - Site Assessment - <i>Contractual</i></b>	\$194,009.49	\$194,009.49	\$0.00	\$194,009.49	\$0.00
<b>Task 5 - Cleanup Planning - <i>Contractual</i></b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	\$200,000.00	\$199,846.89	\$145.69	\$199,992.58	\$7.42

Petroleum (through September 2016 Invoices)					
Budget Category	Budgeted Amount	Previous Expense	Quarter Expense	Cumulative Expense	Remaining Budget
<b>Task 1 - Programmatic - Personnel</b>	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Task 1 - Programmatic - Travel</b>	\$314.98	\$314.98	\$0.00	\$314.98	\$0.00
<b>Task 1 - Programmatic - Contractual</b>	\$139.05	\$139.05	\$0.00	\$139.05	\$0.00
<b>Task 2 - Community Outreach - Supplies</b>	\$190.38	\$145.50	\$0.00	\$145.50	\$44.88
<b>Task 2 - Community Outreach - Contractual</b>	\$2,000.00	\$1,990.16	\$0.00	\$1,990.16	\$9.84
<b>Task 3 - Site Inventory - Travel</b>	\$171.56	\$171.56	\$0.00	\$171.56	\$0.00
<b>Task 3 - Site Inventory - Contractual</b>	\$6,796.49	\$5,351.83	\$1,315.71	\$6,796.49	\$0.00
<b>Task 4 - Site Assessment - Contractual</b>	\$190,387.54	\$188,397.32	\$2,169.17	\$190,387.54	\$0.00
<b>Task 5 - Cleanup Planning - Contractual</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	\$200,000.00	\$196,510.40	\$3,484.88	\$199,995.28	\$4.72